

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/42 Alexandra Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,000

Median sale price

Median price

\$577,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/62 Hotham St ST KILDA EAST 3183	\$720,000	13/09/2024
2	11/380 Inkerman St ST KILDA EAST 3183	\$745,000	06/08/2024
3	2/6 Robert St ELWOOD 3184	\$720,000	03/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/09/2024 09:37



3 1 1

Property Type: Apartment
Land Size: 100 sqm approx
Agent Comments

Indicative Selling Price
\$699,000
Median Unit Price
June quarter 2024: \$577,500

Comparable Properties



1/62 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 13/09/2024
Property Type: Apartment



11/380 Inkerman St ST KILDA EAST 3183 (REI) **Agent Comments**

3 2 1

Price: \$745,000
Method: Private Sale
Date: 06/08/2024
Property Type: Apartment



2/6 Robert St ELWOOD 3184 (VG)

Agent Comments

3 - -

Price: \$720,000
Method: Sale
Date: 03/06/2024
Property Type: Strata Flat - Single OYO Flat

Account - The Agency Victoria | P: 03 8578 0388



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